



# महाराष्ट्र शासन राजपत्र

## प्राधिकृत प्रकाशन

वर्ष २, अंक ४९]

गुरुवार ते बुधवार, डिसेंबर २२-२८, २०१६/पौष १-७, शके १९३८

[ पृष्ठे १७, किंमत : रुपये ११.००

स्वतंत्र संकलन म्हणून फाईल करण्यासाठी प्रत्येक विभागाच्या पुरवणीला वेगळे पृष्ठ क्रमांक दिले आहेत.

## भाग एक-अ-नागपूर विभागीय पुरवणी

(भाग चार-ब मध्ये प्रसिध्द करण्यात आलेले आहेत त्यांव्यतिरिक्त) केवळ नागपूर विभागाशी संबंधित असलेले महाराष्ट्र जिल्हा परिषदा व पंचायत समित्या, ग्रामपंचायती, नगरपालिका बरो, जिल्हा नगरपालिका, प्राथमिक शिक्षण व स्थानिक निधी लेखापरीक्षा अधिनियम या अन्वये काढण्यात आलेले आदेश व अधिसूचना.

भाग १-अ (ना. वि. पु.), म. शा. रा., अ. क्र. २५७.

### नगर विकास विभाग

मंत्रालय, मुंबई ४०० ०३२. दिनांक २५ नोव्हेंबर, २०१६

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६.-

क्रमांक टिपएस-२४१५-१९६-प्र.क्र. ०१-२०१६-नवि-९.—

ज्याअर्थी, नागपूर शहराची सुधारित विकास योजना, (यापुढे “उक्त विकास योजना” असे संबोधले आहे.) महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (१९६६ चा महा. ३७ वा) (यापुढे “उक्त अधिनियम” असे संबोधले आहे) चे कलम ३१ (१) अन्वये शासन, नगर विकास विभाग अधिसूचना क्र. टिपीएस-२४९६-२६४३-प्र.क्र. ३००(अ)-९७-नवि-९, दिनांक ७ जानेवारी, २००० अन्वये मंजूर झाली असून ती दिनांक १ मार्च, २००० पासून अंमलात आणली आहे, तसेच नागपूर शहराची सुधारित विकास योजना विकास नियंत्रण नियमावली शासन अधिसूचना, नगर विकास विभाग क्र. टिपीएस-२४००-१६८४-प्र.क्र. २३५-२०१४-नवि-९, दिनांक ३१ मार्च, २००१ अन्वये मंजूर झाली असून ती दिनांक ९ एप्रिल, २००१ पासून अंमलात आली आहे. (यापुढे “उक्त विकास नियंत्रण नियमावली” असे संबोधले आहे);

आणि ज्याअर्थी, नागपूर महानगरपालिकेने नियोजन प्राधिकरण म्हणून (यापुढे “उक्त नियोजन प्राधिकरण” असे संबोधले आहे) ठराव क्र. २४६, दिनांक ७ जुलै, २०१४ अन्वये निर्णय घेवून, त्यानुसार, उक्त विकास नियंत्रण नियमावलीमधील नियम क्र. एन-२.९(४) मध्ये धोकादायक/शिकस्त इमारतीचे पुनर्वसनासंबंधी अंतर्गत विद्यमान तरतुदीमध्ये काही फेरबदल करून तसेच काही नवीन तरतुदींचा समावेश करून लोकहिताच्या दृष्टिने उक्त अधिनियमाच्या कलम ३७(१) अन्वये फेरबदल प्रस्तावित करून आवश्यक वैधानिक कार्यवाही करून फेरबदलाचा प्रस्ताव शासनाच्या मंजूरीसाठी सादर केलेला आहे (यापुढे “उक्त फेरबदल” असे संबोधले आहे);

आणि ज्याअर्थी, आवश्यक त्या चौकशीनंतर व संचालक नगररचना, महाराष्ट्र राज्य, पुणे यांचा सल्ला घेतल्यानंतर प्रस्तावित फेरबदल काही बदलासह मान्य करावे, असे राज्य शासनाचे मत झाले आहे;

त्याअर्थी, आता, उक्त अधिनियमाचे कलम ३७(२) अन्वये व त्या अनुषंगाने असलेल्या इतर अधिकारांचा वापर करून उक्त विकास योजनेतील प्रस्तावित फेरबदलास शासन पुढीलप्रमाणे मान्यता देत आहे.—

(क) उक्त फेरबदल प्रस्तावास सोबत जोडलेला “तक्ता” मध्ये नमूद केल्यानुसार मान्यता देत आहे,

(ख) निदेश देत आहे की, सोबत जोडलेल्या तक्त्यात नमूद नवीन नोंदीचा, दिनांक ३१ मार्च, २००१ रोजीच्या उक्त विकास नियंत्रण नियमावली मंजूरीच्या अधिसूचनेसोबत जोडलेल्या फेरबदल सूचीतील नियम क्र. एन-२.९(४) मध्ये अंतर्भूत करण्यात येत आहे.

TABLE

[Regulation No. N-2.9(4) & N-2.9(4) (1)]  
**Regulation for reconstruction/redevelopment**

Regulation No.	Provision in Sanctioned DCR	Proposed Modification under Section 37(1) of MR & TP Act, 1966 to be including in sanctioned Development Control Regulations 2000 for Nagpur City by Municipal Corporation, Nagpur	Modification Sanctioned under Section 37(2) of MRTP Act, 1966
(1)	(2)	(3)	(4)
N-2.9(4)	<p>Additional FSI for dangerous building in congested area and outside congested area:—</p> <p>Reconstruction in whole or in part of any authorized building (not being the building used for warehousing existed on or after the date of declaration of intention to revise the Development Plan of Nagpur which has cease to exist in consequence of accidental fire/natural collapse or demolition for the reasons of the same having been declared unsafe by or under lawful order of Nagpur Municipal Corporation, or is likely to be demolished for the reasons of the same having been decided unsafe by or under lawful order of Nagpur Municipal Corporation, the total FSI shall be the FSI required for rehabilitation of existing tenants/occupants in the mill chawls plus 50% incentive FSI on the rehabilitation area subject to a maximum of 2.5 FSI on the same plot. The built up area over and above the 2.5 FSI shall be available in the form of TDR. However, if the rehabilitation area plus 50% incentive FSI is less than FSI permissible, the incentive built up area may be allowed over and above the permissible FSI. The reconstruction shall be subject to following conditions :—</p> <p>(a) Reconstruction of new building on the plot should confirm to the provisions of the development plan and these Regulation.</p>	<p>Additional FSI for dangerous building in congested area and outside congested area :  For Mill Chawls :</p> <p>Reconstruction in whole or in part of any authorized building (not being the building used for warehousing existed on or after the date of declaration of intention to revise the Development Plan of Nagpur which has cease to exist in consequence of accidental fire/natural collapse or demolition for the reasons of the same having been declared unsafe by or under lawful order of Nagpur Municipal Corporation, or is likely to be demolished for the reasons of the same having been decided unsafe by or under lawful order of Nagpur Municipal Corporation, the total FSI shall be the FSI required for rehabilitation of existing tenants/occupants in the mill chawls plus 50% incentive FSI on the rehabilitation area subject to a maximum of 2.5 FSI on the same plot. The built up area over and above the 2.5 FSI shall be available in the form of TDR. However, if the rehabilitation area plus 50% incentive FSI is less than FSI permissible, the incentive built up area may be allowed over and above the permissible FSI. The reconstruction shall be subject to following conditions :—</p> <p>(a) Reconstruction of new building on the plot should conform to the provisions of the development plan and these Regulation.</p>	<p>Additional FSI for dangerous building in congested area and outside congested area.  For Mill Chawls :</p> <p>Reconstruction in whole or in part of any authorized building (not being the building used for warehousing existed on or after the date of declaration of intention to revise the Development Plan of Nagpur which has cease to exist in consequence of accidental fire/natural collapse or demolition for the reasons of the same having been declared unsafe by or under lawful order of Nagpur Municipal Corporation, or is likely to be demolished for the reasons of the same having been decided unsafe by or under lawful order of Nagpur Municipal Corporation, the total FSI shall be the FSI required for rehabilitation of existing tenants/occupants in the mill chawls plus 50% incentive FSI on the rehabilitation area subject to a maximum of 2.5 FSI on the same plot. The built up area over and above the 2.5 FSI shall be available in the form of TDR. However, if the rehabilitation area plus 50% incentive FSI less than FSI permissible, the incentive built up area may be allowed over and above the permissible FSI. The reconstruction shall be subject to following conditions :—</p> <p>(a) Reconstruction of new building on the plot should conform to the provisions of the development plan and these Regulation.</p>

TABLE- *Contd.*

(1)	(2)	(3)	(4)
(b) The new building may be permitted to be reconstructed in pursuance of an agreement to be executed on stamp paper by at least 70% of the tenants in the original building, within the meaning of Bombay rents, Hotel and lodging houses rent control Act, 1947 or occupants residing in the mill chawls such agreement shall make a provision for accommodation for the all occupants in the new building on agreed terms and copy of such agreement shall be deposited with the Corporation/NIT before commencement or undertaking reconstruction of the new building.	(b) The new building may be permitted to be reconstructed in pursuance of an agreement to be executed on stamp paper by at least 70% of the tenants in the original building, within the meaning of Bombay rents, Hotel and lodging houses rent control Act, 1947 or occupants residing in the mill chawls such agreement shall make a provision for accommodation for the all occupants in the new building on agreed terms and copy of such agreement shall be deposited with the Corporation/NIT before commencement or undertaking reconstruction of the new building.	(b) The new building may be permitted to be reconstructed in pursuance of an agreement to be executed on stamp paper by at least 70% of the tenants in the original building, within the meaning of Bombay rents, Hotel and lodging houses rent control Act, 1947 or occupants residing in the mill chawls such agreement shall make a provision for accommodation for the all occupants in the new building on agreed terms and copy of such agreement shall be deposited with the Corporation/NIT before commencement or undertaking reconstruction of the new building.	(b) The new building may be permitted to be reconstructed in pursuance of an agreement to be executed on stamp paper by at least 70% of the tenants in the original building, within the meaning of Bombay rents, Hotel and lodging houses rent control Act, 1947 or occupants residing in the mill chawls such agreement shall make a provision for accommodation for the all occupants in the new building on agreed terms and copy of such agreement shall be deposited with the Corporation/NIT before commencement or undertaking reconstruction of the new building.
(c) The landlord & Tenants/occupants in the mill chawls of the original binding shall furnish a duly stamped undertaking that he/they shall allot to all the occupants in the original building accommodation in the new building.	(c) The landlord & Tenants/occupants in the mill chawls of the original binding shall furnish a duly stamped undertaking that he/they shall allot to all the occupants in the original building accommodation in the new building.	(c) The landlord & Tenants/occupants in the mill chawls of the original binding shall furnish a duly stamped undertaking that he/they shall allot to all the occupants in the original building accommodation in the new building.	(c) The landlord & Tenants/occupants in the mill chawls of the original building shall furnish a duly stamped undertaking that he/they shall allot to all the occupants in the original building accommodation in the new building.
(d) No construction or reconstruction shall be permitted on setback areas or areas required for road widening and such areas shall be handed over to the corporation.	(d) No construction or reconstruction shall be permitted on setback areas or areas required for road widening and such areas shall be handed over to the corporation.	(d) No construction or reconstruction shall be permitted on setback areas or areas required for road widening and such areas shall be handed over to the corporation.	(d) No construction or reconstruction shall be permitted on setback areas or areas required for road widening and such areas shall be handed over to the corporation.
(e) Each tenant shall be rehabilitated and given the carpet area occupied by him for residential purpose in the old building subject to the minimum carpet area of 20.90 Sq. mt. (225 Sq. ft.) and/or maximum carpet area up to 70 Sq. mt. (753 Sq. ft.) and in case of occupants in the mill chawl minimum carpet area of 20.90 sq. mt. free of cost.	(e) Each tenant shall be rehabilitated and given the carpet area occupied by him for residential purpose in the old building subject to the minimum carpet area of 20.90 Sq. mt. (225 Sq. ft.) and/or maximum carpet area up to 70 Sq. mt. (753 Sq. ft.) and in case of occupants in the mill chawl minimum carpet area of 20.90 sq. mt. free of cost.	(e) Each tenant shall be rehabilitated and given the carpet area occupied by him for residential purpose in the old building subject to the minimum carpet area of 20.90 Sq. mt. (225 Sq. ft.) and/or maximum carpet area up to 70 Sq. mt. (753 Sq. ft.) and in case of occupants in the mill chawl minimum carpet area of 20.90 sq. mt. free of cost.	(e) Each tenant shall be rehabilitated and given the carpet area occupied by him for residential purpose in the old building subject to the minimum carpet area of 27.88 Sq. mt. (300 Sq. ft.) and/or existing carpet area whichever is more subject to maximum carpet area up to 70 Sq. mt. (753 Sq. ft.) and in case of occupants in the mill chawl minimum carpet area of 27.88 sq. mt. free of cost or actual area in possession whichever is more but maximum upto 70 sq. mt. limit.

TABLE- *Contd.*

(1)	(2)	(3)	(4)
N-2.9(4)(1)		<p>(1) These provisions shall be applicable to following proposals :- (Excluding Mill Chawls)</p> <p>(i) Reconstruction/Redevelopment scheme undertaken by the Corporation/Owners for the existing residential development. The FSI to be allowed for such proposal shall be FSI permissible under these regulation or the FSI consumed by the existing authorized building whichever is more. In addition to this 15% additional FSI shall be allowed as incentive to the owner.</p> <p>(ii) Reconstruction/Redevelopment of building destroyed by fire collapsed, demolished etc. Reconstruction in whole or in part of a building (not being a building wholly occupied by warehousing user) which has ceased to exit in consequence of accidental fire, natural collapse or demolition for the reason of the same having been declared unsafe by or under a lawful order of the Commissioner NMC/Chairman NIT.</p>	<p>(1) These provisions shall be applicable Redevelopment of old dilapidated/dangerous building to following proposals :- (Excluding Mill Chawls)</p> <p>(i) Reconstruction/Redevelopment scheme undertaken by the Corporation/Owners/Co-operative housing societies for the existing residential, Apartments/buildings having flats of area 100 sq.mt. carpet area or below and which are more than 30 years old and declared as dangerous building, the FSI to be allowed for such proposal shall be FSI permissible under these regulation or the FSI consumed by the existing authorized building whichever is more. In addition to this minimum 10 sq. mt. built up area per flat or 15% additional FSI on the built up area of flat whichever is more shall be allowed as incentive to the owner.</p> <p>(ii) Reconstruction/Redevelopment of building destroyed by fire collapsed, demolished etc. Reconstruction in whole or in part of a building (not being a building wholly occupied by warehousing user) which has ceased to exit in consequence of accidental fire, natural collapse or demolition for the reason of the same having been declared unsafe by or under a lawful order of the Commissioner NMC/Chairman NIT. In case of fire or gutted buildings the conditions of more than 30 years age buildings shall not be made applicable, provided the structural stability certificate from nearest Govt.. Engineering College shall be necessary.</p>

TABLE- *Contd.*

(1)	(2)	(3)	(4)
		(a) Redevelopment outside congested area shall be allowed with an FSI equivalent to that already utilized plus 50% of the permissible FSI or 2.00 whichever is more provided the total FSI of the new structure shall not exceed 3.00.  Redevelopment within the congested area shall be allowed with an FSI equivalent to that already utilized plus 50% of the permissible FSI or 2.50 whichever is more provided the total FSI of the new structure shall not exceed 3.00.	(a) Redevelopment outside congested area shall be allowed with an FSI equivalent to that already utilized plus 50% incentive FSI of the rehab area or 2.50 whichever is more provided the total FSI of the new structure shall not exceed 3.00.  Redevelopment within the congested area shall be allowed with an FSI equivalent to that already utilized plus 50% of the rehab area provided the total FSI of the new structure shall not exceed 3.00.
		(b) The Committee comprises of Commissioner (NMC), Superintending Engineer, Public Works Department NMC, Joint Director, Town Planning, Nagpur Division, shall be set-up and the said committee shall decide the building which are "dangerous and dilapidated" as well as the tenement density required for such redevelopment and make permissible.	(b) The Committee comprises of Commissioner (NMC), Superintending Engineer, Public Works Department State of Maharashtra, Joint Director, Town Planning, Nagpur Division, Chief Fire Officer, (NMC) and the Head of department structural Engineering of Government Engineering College, Nagpur shall be set-up and the said committee shall decide the building which are "dangerous and dilapidated" as well as the tenement density required for such redevelopment.

**Note :—**

- (1) For the purpose of deciding authenticity of the structure if the approved plans of existing structure are not available, the commissioner shall consider other evidences such as Assessment Record or City Survey Record or Sanad.
- (2) In case where there are number of bldgs. on plot, in such cases, equivalent land component of the bldg. which is declared unsafe shall be worked out and incentive FSI shall be based on such land component.
- (3) Reconstruction of the new building on the plot should conform to the provisions of the development plan and these regulations. Reconstruction on the said plot not so affected by the development plan is permissible.

**Note :—**

- (1) For the purpose of deciding authenticity of the structure if the approved plans of existing structure are not available, the commissioner shall consider other evidences such as Assessment Record or City Survey Record or Sanad.
- (2) In case where there are number of bldgs. on plot, in such cases, equivalent land component of the bldg. which is declared dangers/unsafe shall be worked out and incentive FSI shall be based on such land component.
- (3) Reconstruction of the building on the plot should conform to the provisions of the sanctioned development plan and sanctioned Development Control Regulations.



TABLE- *Contd.*

(1)	(2)	(3)	(4)
		(4) The new building may be permitted to be reconstructed in pursuance of an agreement to be executed on stamp paper by at least 70 per cent. of the landlord/occupants (if any) in the original building, within the meaning of the Bombay Rents, Hotel and Lodging House Rents Control Act, 1947 and such agreement shall make a provision for accommodation for the said landlords all occupants in the new building on agreed terms and a copy of such agreement shall be deposited with the Corporation before commencement or undertaking reconstruction of the new buildings.	(4) The new building may be permitted to be reconstructed in pursuance of an agreement to be executed on stamp paper by at least 70 per cent. of the landlord/occupants (if any) in the original building, within the meaning of the Bombay Rents, Hotel and Lodging House Rents Control Act, 1947 or Apartment Act, and its related provisions, and in such agreement provision for accommodation for the all occupants in the new building on agreed terms shall be made and a copy of such agreement shall be deposited with the Corporation before commencement or undertaking reconstruction of the new buildings.
		(5) The carpet area of part or parts of the new building intended to be used as office premises shall not exceed the carpet area of part or parts of the original building so used as office premises or for commercial use or 0.5 FSI whichever is more.	(5) The carpet area of part or parts of the new building intended to be used as non residential use shall not exceed the carpet area of part or parts of the original building so used.
		(6) The maximum area of a residential tenement in the reconstructed building shall not exceed 70 sq. m. or such larger area as may be decided by the State Government in deserving cases.	(6) Deleted.
		(7) The landlord/occupants of the original buildings shall furnish a duly stamped undertaking that he/they shall allot to all the occupants in the original in this regulation.	
		(8) No construction or reconstruction shall be permitted on setback areas or areas required for road widening and such areas shall be handed over to the Corporation.	(8) As per Sr. No. 3.
		(9) Reconstruction of collapsed/gutted/demolished portions of building (provided such collapsed/gutted/demolished portion is not more than 25 per cent. of the whole building excluding sanitary portions and common facilities, passages and usages such as lift portion and lift wells, stair-	

TABLE- *Contd.*

(1)	(2)	(3)	(4)
		cases etc.) will be permitted subject to these Regulation with the use of convention materials only except for repairs to the afore-said sanitary portion and common facilities which will be permitted in RCC with existing FSI irrespective of permissible FSI.	
		(10) The new building shall be reconstructed in accordance with these Regulations and all other Regulations and orders as applicable from time to time. The Commissioner may exercise his powers for condonation of minor variations in respect of such reconstruction.	(10) Deleted.
			(11) No new tenancy shall be created.
			(12) An amount as may be decided by the Government shall be paid by the Owner/ Developer/Society as additional Development Cess for the built up area over and above the Base FSI. A corpus fund as decided by the Municipal Commissioner is to be created by the Developer which will take care of the maintenance of the building for a period of 10 years.
			(13) Provided the if the carpet area under Residential use exceeds 70 sq. mt., the cost of construction for Area exceeding 70 sq. mt. shall be paid by tenant/occupant to the developer. The cost of construction shall be as per the ready reckoner rate of that year. The carpet area exceeding 70 sq. mt. shall be considered for rehab FSI but shall not be consider for incentive FSI.

सदर अधिसूचना शासनाच्या [www.maharashtra.gov.in](http://www.maharashtra.gov.in) व नगर रचना संचालनालयाच्या [www.dtp.maharashtra.gov.in](http://www.dtp.maharashtra.gov.in) या संकेतस्थळावर देखील उपलब्ध आहे.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

रा. शा. चौहान,  
कक्ष अधिकारी.

भाग १-अ (ना. वि. पु.), म. शा. रा., अ. क्र. २५८

## URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-400 032, dated the 25<sup>th</sup> November, 2016.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No.TPS-2415-196-CR-01-2016-UD-9.—

Whereas, Revised Development Plan of Nagpur City has been sanctioned by the Government *vide* Urban Development Department's Notification No.TPS-2496-2643-CR-300(A)-97-UD-9, dated the 7<sup>th</sup> January, 2000 and has come into force with effect from the 1<sup>st</sup> March, 2000 (hereinafter referred to as "the said Development Plan") under Section 31(I) of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as "the said Act") and also the Development Control Rules for the area within the jurisdiction of Nagpur Municipal Corporation have been sanctioned by the Government *vide* Urban Development Department's Notification No. TPS-2400-1684-CR-1952-2000-UD-9, dated the 31<sup>st</sup> March, 2001 and have come into force with effect from the 9<sup>th</sup> April, 2001 (hereinafter referred to as "the said DCRs");

And whereas, the Nagpur Municipal Corporation being Planning Authority (hereinafter referred to as "the said Planning Authority") *vide* its Resolution No. 246, dated 07-07-2014 resolved to make, some changes and modify the provisions of Reconstruction/Redevelopment of dangerous buildings in Regulation No. N-2. 9(4) of the said DCR and also to incorporate new provisions in the larger public interest and after following the due procedure as laid down in the sub-Section of (i) of Section 37 of the said Act has submitted the proposed modification to the Government. (hereinafter referred to as "The said Modification") for sanction;

And whereas, after making necessary enquiries and consulting the Director of Town Planning, Maharashtra State, Pune, the Government is of the opinion that the said Modifications should be sanctioned with some changes;

Now therefore, in exercise of the power conferred on it under Sections (2) of Section 37 of the said Act, the Government hereby, sanctioned the said Modification as follows,—

(a) Sanctions the proposed Modification, as mentioned in the "Table" appende hereto.

(b) directs that as per the schedule appended hereto, be added and replace the rule No. N-2.9(4) in the table of Modifications appended to the notification dated the 31st March, 2001, sanctioning the said DCR.

## TABLE

[Regulation No. N-2.9(4) & N-2.9(4) (1)]  
**Regulation for Reconstruction/Redevelopment**

Regulation No.	Provision in Sanctioned DCR	Proposed Modification under Section 37(I) of MR & TP Act, 1966 to be including in sanctioned Development Control Regulations 2000 for Nagpur City by Municipal Corporation, Nagpur	Modification Sanctioned under Section 37(2) of MRTP Act, 1966
(1)	(2)	(3)	(4)
N-2.9(4)	Additional FSI for dangerous building in congested area and outside congested area:—	Additional FSI for dangerous building in congested area and outside congested area For Mill Chawls :	Additional FSI for dangerous building in congested area and outside congested area. For Mill Chawls :
	Reconstruction in whole or in part of any authorized building (not being the building used for warehousing existed on or after the date	Reconstruction in whole or in part of any authorized building (not being the building used for warehousing existed on or after the	Reconstruction in whole or in part of any authorized building (not being the building used for warehousing existed on or after the date of declaration of intention to



TABLE- *Contd.*

(1)	(2)	(3)	(4)
<p>of declaration of intention to revise the Development Plan of Nagpur which has cease to exist in consequence of accidental fire/ natural collapse or demolition for the reasons of the same having been declared unsafe by or under lawful order of Nagpur Municipal Corporation, or is likely to be demolished for the reasons of the same having been decided unsafe by or under lawful order of Nagpur Municipal Corporation, the total FSI shall be the FSI required for rehabilitation of existing tenants/occupants in the mill chawls plus 50% incentive FSI on the rehabilitation area subject to a maximum of 2.5 FSI on the same plot. The built up area over and above the 2.5 FSI shall be available in the form of TDR. However, if the rehabilitation area plus 50% incentive FSI is less than FSI permissible, the incentive built up area may be allowed over and above the permissible FSI. The reconstruction shall be subject to following conditions :-</p>	<p>date of declaration of intention to revise the Development Plan of Nagpur which has cease to exist in consequence of accidental fire/ natural collapse or demolition for the reasons of the same having been declared unsafe by or under lawful order of Nagpur Municipal Corporation, or is likely to be demolished for the reasons of the same having been decided unsafe by or under lawful order of Nagpur Municipal Corporation, the total FSI shall be the FSI required for rehabilitation of existing tenants/occupants in the mill chawls plus 50% incentive FSI on the rehabilitation area subject to a maximum of 2.5 FSI on the same plot. The built up area over and above the 2.5 FSI shall be available in the form of TDR. However, if the rehabilitation area plus 50% incentive FSI is less than FSI permissible, the incentive built up area may be allowed over and above the permissible FSI. The reconstruction shall be subject to following conditions :-</p>	<p>revise the Development Plan of Nagpur which has cease to exist in consequence of accidental fire/ natural collapse or demolition for the reasons of the same having been declared unsafe by or under lawful order of Nagpur Municipal Corporation, or is likely to be demolished for the reasons of the same having been decided unsafe by or under lawful order of Nagpur Municipal Corporation, shall be allowed subject to conditions that the total FSI shall be the FSI required for rehabilitation of existing tenants/occupants in the mill chawls plus 50% incentive FSI on the rehabilitation area subject to a maximum of 2.5 FSI on the same plot. The built up area over and above the 2.5 FSI shall be available in the form of TDR. However, if the rehabilitation area plus 50% incentive FSI is less than FSI permissible, the incentive built up area may be allowed over and above the permissible FSI. The reconstruction shall be subject to following conditions :-</p>	
<p>(a) Reconstruction of new building on the plot should confirm to the provisions of the development plan and these Regulation.</p> <p>(b) The new building may be permitted to be reconstructed in pursuance of an agreement to be executed on stamp paper by at least 70% of the tenants in the original building, within the meaning of Bombay Rents, Hotel and Lodging Houses Rent Control Act, 1947 or occupants residing in the mill chawls such agreement shall make a provision for accommodation for the all occupants in the new building on agreed terms and copy of such agreement shall be deposited</p>	<p>(a) Reconstruction of new building on the plot should confirm to the provisions of the development plan and these Regulation.</p> <p>(b) The new building may be permitted to be reconstructed in pursuance of an agreement to be executed on stamp paper by at least 70% of the tenants in the original building, within the meaning of Bombay Rents, Hotel and Lodging Houses Rent Control Act, 1947 or occupants residing in the mill chawls such agreement shall make a provision for accommodation for the all occupants in the new building on agreed terms and copy of such agreement shall be deposited</p>	<p>(a) Reconstruction of new building on the plot should confirm to the provisions of the development plan and these Regulation.</p> <p>(b) The new building may be permitted to be reconstructed in pursuance of an agreement to be executed on stamp paper by at least 70% of the tenants in the original building, within the meaning of Bombay Rents, Hotel and Lodging Houses Rent Control Act, 1947 or occupants residing in the mill chawls such agreement shall make a provision for accommodation for the all occupants in the new building on agreed terms and copy of such agreement shall be deposited</p>	

TABLE- *Contd.*

(1)	(2)	(3)	(4)
	with the Corporation/NIT before commencement or undertaking reconstruction of the new building.	with the Corporation/NIT before commencement or undertaking reconstruction of the new building.	with the Corporation/NIT before commencement or undertaking reconstruction of the new building.
	(c) The landlord & Tenants/occupants in the mill chawls of the original building shall furnish a duly stamped undertaking that he/they shall allot to all the occupants in the original building accommodation in the new building.	(c) The landlord & Tenants/occupants in the mill chawls of the original building shall furnish a duly stamped undertaking that he/they shall allot to all the occupants in the original building accommodation in the new building.	(c) The landlord & Tenants/occupants in the mill chawls of the original building shall furnish a duly stamped undertaking that he/they shall allot to all the occupants in the original building accommodation in the new building.
	(d) No construction or reconstruction shall be permitted on setback areas or areas required for road widening and such areas shall be handed over to the corporation.	(d) No construction or reconstruction shall be permitted on setback areas or areas required for road widening and such areas shall be handed over to the corporation.	(d) No construction or reconstruction shall be permitted on setback areas or areas required for road widening and such areas shall be handed over to the corporation.
	(e) Each tenant shall be rehabilitated and given the carpet area occupied by him for residential purpose in the old building subject to the minimum carpet area of 20.90 Sq. mt. (225 Sq. ft.) and/or maximum carpet area up to 70 Sq. mt. (753 Sq. ft.) and in case of occupants in the mill chawl minimum carpet area of 20.90 sq. mt. free of cost.	(e) Each tenant shall be rehabilitated and given the carpet area occupied by him for residential purpose in the old building subject to the minimum carpet area of 20.90 Sq. mt. (225 Sq. ft.) and/or maximum carpet area up to 70 Sq. mt. (753 Sq. ft.) and in case of occupants in the mill chawl minimum carpet area of 20.90 sq. mt. free of cost.	(e) All certified tenant shall be rehabilitated and given the carpet area occupied by him for residential purpose in the old building subject to the minimum carpet area of 27.88 Sq. mt. (300 sq. ft.) or existing carpet area whichever is more subject to maximum carpet area upto 70 sq. mt. (753 sq. ft.) and in case of occupants in the mill chawl minimum carpet area of 27.88 sq. mt. free of cost or actual area in possession whichever is more but maximum upto 70 sq. mt. limit.
N-2.9(4)(1)		(1) These provisions shall be applicable to following proposals :- (Excluding Mill Chawls)	(1) These provisions shall be applicable Redevelopment of old dilapidated/dangerous building to following proposals :- (Excluding Mill Chawls)
		(i) Reconstruction/Redevelopment scheme undertaken by the Corporation/Owners for the existing residential development. The FSI to be allowed for such proposal shall be FSI permissible under these regulation or the FSI consumed by the existing authorized building whichever is more. In addition to this 15% additional FSI shall be allowed as incentive to the owner.	(i) Reconstruction/Redevelopment scheme undertaken by the Corporation/Owners co-operative Housing Societies for the existing residential, Apartments/buildings having flats of area 100 sq.mt. carpet area or below and which are more than 30 years old and declared as dangerous building, the FSI to be allowed for such proposal shall be FSI permissible under these regulation or the FSI consumed by the existing authorized building whichever is more. In addition to this minimum 10 sq. mt. built up area per flat or 15% additional FSI on the builtup area of flat whichever is more shall be allowed as incentive to the owner.

TABLE- *Contd.*

(1)	(2)	(3)	(4)
		(ii) Reconstruction/Redevelopment of building destroyed by fire collapsed, demolished etc. Reconstruction in whole or in part of a building (not being a building wholly occupied by warehousing user) which has ceased to exit in consequence of accidental fire, natural collapse or demolition for the reason of the same having been declared unsafe by or under a lawful order of the Commissioner NMC/Chairman NIT.	(ii) Reconstruction/Redevelopment of building destroyed by fire collapsed, demolished etc. Reconstruction in whole or in part of a building (not being a building wholly occupied by warehousing user) which has ceased to exit in consequence of accidental fire, natural collapse or demolition for the reason of the same having been declared unsafe by or under a lawful order of the Commissioner NMC/Chairman NIT. In case of fire or gutted building the conditions of more than 30 years age buildings shall not be made applicable, provided the structural stability certificate from nearest Govt.. Engineering College shall be necessary.
		(a) Redevelopment outside congested area shall be allowed with an FSI equivalent to that already utilized plus 50% of the permissible FSI or 2.00 whichever is more provided the total FSI of the new structure shall not exceed 3.00.	(a) Redevelopment outside congested area shall be allowed with an FSI equivalent to that already utilized plus 50% incentive FSI of the rehab area or 2.50 whichever is more provided the total FSI of the new structure shall not exceed 3.00.
		Redevelopment within the congested area shall be allowed with an FSI equivalent to that already utilized plus 50% of the permissible FSI or 2.50 whichever is more provided the total FSI of the new structure shall not exceed 3.00.	Redevelopment within the congested area shall be allowed with an FSI equivalent to that already utilized plus 50% of the rehab area provided the total FSI of the new structure shall not exceed 3.00.
		(b) The Committee comprises of Commissioner (NMC), Superintending Engineer, Public Works Department NMC, Joint Director, Town Planning, Nagpur Division, shall be set-up and the said committee shall decide the building which are "dangerous and dilapidated" as well as the tenement density required for such redevelopment and make permissible.	(b) The Committee comprises of Commissioner (NMC), Superintending Engineer, Public Works Department State of Maharashtra, Joint Director, Town Planning, Nagpur Division, Chief Fire Officer, (NMC) and the Head of department structural Engineering of Government Engineering College, Nagpur shall be set-up and the said committee shall decide the building which are "dangerous and dilapidated" as well as the tenement density required for such redevelopment.

TABLE- *Contd.*

(1)	(2)	(3)	(4)
		<b>Note :—</b>	<b>Note :—</b>
		(1) For the purpose of deciding authenticity of the structure if the approved plans of existing structure are not available, the commissioner shall consider other evidences such as Assessment Record or City Survey Record or Sanad.	(1) For the purpose of deciding authenticity of the structure if the approved plans of existing structure are not available, the commissioner shall consider other evidences such as Assessment Record or City Survey Record or Sanad.
		(2) In case where there are number of bldgs. on plot, in such cases, equivalent land component of the bldg. which is declared unsafe shall be worked out and incentive FSI shall be based on such land component.	(2) In case where there are number of bldgs. on plot, in such cases, equivalent land component of the bldg. which is declared dangers/unsafe shall be worked out and incentive FSI shall be based on such land component.
		(3) Reconstruction of the new building on the plot should conform to the provisions of the development plan and these regulations. Reconstruction on the said plot not so affected by the development plan is permissible.	(3) Reconstruction of the building on the plot should conform to the provisions of the sanctioned development plan and sanctioned Development Control Regulations.
		(4) The new building may be permitted to be reconstructed in pursuance of an agreement to be executed on stamp paper by at least 70 per cent. of the landlord/occupants (if any) in the original building, within the meaning of the Bombay Rents, Hotel and Lodging House Rents Control Act, 1947 and such agreement shall make a provision for accommodation for the said landlords all occupants in the new building on agreed terms and a copy of such agreement shall be deposited with the Corporation before commencement or undertaking reconstruction of the new buildings.	(4) The new building may be permitted to be reconstructed in pursuance of an agreement to be executed on stamp paper by at least 70 percent of the landlord/occupants (if any) in the original building, within the meaning of the Bombay Rents, Hotel and Lodging House Rents Control Act, 1947 or Apartment Act, and its related provisions, and in such agreement provision for accommodation for the all occupants in the new building on agreed terms shall be made and a copy of such agreement shall be deposited with the Corporation before commencement or undertaking reconstruction of the new buildings.
		(5) The carpet area of part or parts of the new building intended to be used as office premises shall not exceed the carpet area of part or parts of the original building so used as office premises or for commercial use or 0.5 FSI whichever is more.	(5) The carpet area of part or parts of the new building intended to be used as non residential use shall not exceed the carpet area of part or parts of the original building so used.

TABLE- *Contd.*

(1)	(2)	(3)	(4)
		(6) The maximum area of a residential tenement in the reconstructed building shall not exceed 70 sq. m. or such larger area as may be decided by the State Government in deserving cases.	(6) Deleted.
		(7) The landlord/occupants of the original buildings shall furnish a duly stamped undertaking that he/they shall allot to all the occupants in the original in this regulation.	
		(8) No construction or reconstruction shall be permitted on setback area or areas required for road widening and such areas shall be handed over to the Corporation.	(8) As per Sr. No. 3.
		(9) Reconstruction of collapsed/gutted/demolished portions of building (provided such collapsed/gutted/demolished portion is not more than 25 per cent. of the whole buildings excluding sanitary portions and common facilities, passages and usages such as lift portion and lift wells, staircases etc.) will be permitted subject to these Regulation with the use of convention materials only except for repairs to the aforesaid sanitary portion and common facilities which will be permitted in RCC with existing FSI irrespective of permissible FSI.	
		(10) The new building shall be reconstructed in accordance with these Regulations and all other Regulations and orders as applicable from time to time. The Commissioner may exercise his powers for condonation of minor variations in respect of such reconstruction.	(10) Deleted.
			(11) No new tenancy shall be created.
			(12) An amount as may be decided by the Government shall be paid by the Owner/Developer/Society as additional Development Cess for the built up area over and



TABLE- Contd.

(1)	(2)	(3)	(4)
			above the Base FSI. A corpus fund as decided by the Municipal Commissioner is to be created by the Developer which will take care of the maintenance of the building for a period of 10 years.
			(13) Provided that if the carpet area under Residential use exceeds 70 sq. mt., the cost of construction for Area exceeding 70 sq. mt. shall be paid by tenant/occupant to the developer. The cost of construction shall be as per the ready reckoner rate of that year. The carpet area exceeding 70 sq. mt. shall be considered for rehab FSI but shall not be consider for incentive FSI.

This Notification shall also be available on the Government web site [www.maharashtra.gov.in](http://www.maharashtra.gov.in)

By Order and in the name of the Governor of Maharashtra,

R. S. CHOUHAN,  
Section Officer.

भाग १-अ (ना. वि. पु.), म. शा. रा., अ. क्र. २५९.

### नगर विकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक २ डिसेंबर, २०१६

### महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६.-

क्रमांक टिपीएस-२४९६-२६५-प्र.क्र. १५५-२०१६-नवि-९.—

ज्याअर्थी, नागपूर शहराची सुधारित विकास योजना, (यापुढे “उक्त विकास योजना” असे संबोधले आहे.) महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (१९६६ चा महा. ३७ वा) (यापुढे “उक्त अधिनियम” असे संबोधले आहे) चे कलम ३१ (१) अन्वये शासन, नगर विकास विभाग, अधिसूचना क्र. टिपीएस-२४९६-२६४३-प्र.क्र. ३००(अ)-९७-नवि-९, दिनांक ७ जानेवारी, २००० व टिपीएस-२४००-१६२८-सीआर २००-२०००-युडी-९, दिनांक १० सप्टेंबर, २००१ नुसार मंजूर झाली असून ती अनुक्रमे दिनांक १ मार्च, २००० व २१ सप्टेंबर २००१ पासून अंमलात आलेली आहे, (यापुढे “उक्त विकास योजना” असे संबोधले आहे);

आणि ज्याअर्थी, नागपूर शहर सुधारित विकास योजना, नागपूर मध्ये नागपूर, रायपूर राजमार्गावर एनएच-६ वर पारडी ऑक्ट्राय नाका ते संत तुकाराम चौक ते कळमना मार्केट, संत तुकाराम चौक ते राणी प्रजापती चौक ते वैष्णवदेवी चौक, राणी प्रजापती चौक ते रिंग रोड या रस्त्यावर Grade Separator चे बांधकाम नाग नदीवर पुलाचे रुंदीकरण, सव्हीस रोड, फुटपाथ व आर. सी. सी. ड्रेन इ. प्रस्तावित बांधकामाकरिता खालील तक्त्यामध्ये नमूद नुसार नागपूर शहर विकास मंजूर विकास आराखड्यातील रस्त्याची रुंदी वाढविण्याबाबत महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम ३७(१) अन्वये प्रस्ताव कार्यान्वित करण्याबाबतचे निर्देश भारतीय राष्ट्रीय राजमार्ग प्राधिकरणाने देण्यात आल्यानुसार महानगरपालिकेने नियोजन प्राधिकरण म्हणून (यापुढे “उक्त नियोजन प्राधिकरण” असे संबोधले आहे) ठराव क्र. १५३, दिनांक २३ सप्टेंबर, २०१५ अन्वये निर्णय घेवून, अनुसूची मध्ये नमूद केल्यानुसार, उक्त विकास योजनेत उक्त अधिनियमाच्या कलम ३७(१) अन्वये फेरबदल प्रस्तावित करून आवश्यक वैधानिक कार्यवाही करून फेरबदलाचा प्रस्ताव शासनास मंजुरीसाठी सादर केलेला आहे. (यापुढे “उक्त फेरबदल” असे संबोधले आहे);

आणि ज्याअर्थी, आवश्यक त्या चौकशीनंतर व संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचा सल्ला घेतल्यानंतर प्रस्तावित फेरबदल मान्य करावे, असे राज्य शासनाचे मत झाले आहे;

त्याअर्थी, आता, उक्त अधिनियमाचे कलम ३७(२) अन्वये व त्या अनुषंगाने असलेल्या इतर अधिकारांचा वापर करून उक्त विकास योजनेतील खालील अनुसूची मध्ये नमूद विकास योजना नकाशात दर्शविल्याप्रमाणे उक्त फेरबदल प्रस्तावास शासन पुढीलप्रमाणे मान्यता देत आहे आणि त्यासाठी उक्त विकास योजना मंजुरीची अधिसूचना सुधारित करण्यात येत आहे.

उक्त विकास योजना मंजुरीच्या अधिसूचनेच्या फेरबदल सूची तील शेवटच्या नोंदीनंतर पुढील नव्या नोंदीचा समावेश करण्यात येत आहे.

नोंद					
अनुसूची					
रस्त्याचे विवरण	पासून	पर्यंत	प्रस्तावित लांबी	विकास योजना रस्त्याची सध्याची रुंदी	विकास योजना रस्त्याची मंजूर रुंदी
(१)	(२)	(३)	(४) (मी. मध्ये)	(५) (मी. मध्ये)	(६) (मी. मध्ये)
<b>पारडी ऑक्ट्राय नाका ते इतवारी राज्यमार्ग-६</b>					
पारडी ऑक्ट्राय नाका (एम. एस. ई. बी. १३२ के. व्ही. ए. स्टेशन) ते नागपूरकडे श्री भगवती रोड लाईन्स पावेतो.	५४४.६६५	५४५.००	३३५.००	३६.००	४२.००
श्रेयस ऑर्थोपेडीक हॉस्पिटल ते पृथ्वी हार्डवेअर (रेल्वे क्रॉसींग) पावेतो.	५४६.६५०	५४७.३९५	७४५.००	३६.००	४५.००
संजय इंटरप्रायजेस (रेल्वे क्रॉसींग) ते श्वेतांबर जैन मंदिर पावेतो.	५४७.३९५	५४८.०६५	६७०.००	३०.००	४२.००
<b>मानेवाडा-कळमना हॉटेल गोमती चौक जवळ</b>					
(Section of Sh. No. 340)					
संत तुकाराम चौक येथून कळमनाकडे जाणा-या राज मार्गा-वरील उजवी कडील हॉटेल गोमतीच्या बाजूचा मोकळा प्लॉट व डावीकडील हल्दीराम फुड प्रोडक्टचे कार्यालयाचा भाग.	२२.०५०	२२.०६५	१५.००	३६.००	४५.००
<b>राणी प्रजापती चौक ते वैष्णोदेवी चौक</b>					
मे. गुप्ता ट्रेडर्स, देशपांडे ले-आऊट ते श्रीमती कृष्णादेवी नंदकिशोर सारडा “मातृछाया” प्लॉट नं. ९२७, देशपांडे ले-आऊट.	०.२२०	०.५९६	३७६.००	३०.००	३६.००

उक्त मंजूर फेरबदल दर्शविणारी प्रस्तुत अधिसूचना/भाग नकाशा जनतेच्या अवलोकनार्थ आयुक्त, नागपूर महानगरपालिका, नागपूर यांच्या कार्यालयात कामकाजाच्या दिवशी कार्यालयीन वेळेत उपलब्ध राहील.

सदर अधिसूचना शासनाच्या [www.maharashtra.gov.in](http://www.maharashtra.gov.in) व नगर रचना संचालनालयाच्या [www.dtp.maharashtra.gov.in](http://www.dtp.maharashtra.gov.in) या संकेतस्थळावर देखील उपलब्ध आहे.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

रा. शा. चौहान,  
कक्ष अधिकारी.

भाग १-अ (ना. वि. पु.), म. शा. रा., अ. क्र. २६०

## URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-400 032, dated the 2<sup>nd</sup> December, 2016.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No.TPS-2416-265-CR-155-2016-UD-9.—

Whereas, Revised Development Plan of Nagpur City has been sanctioned by the Government *vide* Urban Development Department's Notification No.TPS-2496-2643-CR-300(A)-97-UD-9, dated the 7<sup>th</sup> January, 2000 and Notification No. TPS-2400-1628-CR-200-2000-UD-9, dated the 16<sup>th</sup> September, 2001 has come into force with effect from the 1<sup>st</sup> March, 2000 and dated the 10<sup>th</sup> September, 2001 (hereinafter referred to as "the said Development Plan") under Section 31(I) of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as "the said Act");

And whereas, National Highway Authority of India has directed Nagpur Municipal Corporation to make modification in the revised sanctioned development plan for Nagpur City U/s 37 of Maharashtra Regional & Town Planning Act, 1966 to change the width of (National Highway) Nagpur-Raipur Road NH-6 for the length from Pardi Octroi to Sant Tukaram Square to Kalmana Market & Sant Tukaram square to Vaishnavdevi square for construction of Grade Separator widening of existing Nag River Bridge ROB in lieu of L. C. No. 72 including service Road, footpath for R.C.C. drain *etc.* Accordingly Nagpur Municipal Corporation being Planning Authority (hereinafter referred to as "the said Planning Authority") *vide* its Resolution No. 247, dated 7<sup>th</sup> July, 2014 resolved to initiate such modification and after following the due procedure as laid down in the sub-section of (1) of Section 37 of the said Act has submitted the proposed modification to the Government (hereinafter referred to as "The said Modification") for sanction;

And whereas, after making necessary enquiries and consulting the Director of Town Planning, Maharashtra State, Pune, the Government is of the opinion that the said Modifications should be sanctioned ;

Now, therefore, in exercise of the power conferred on it under Sections (2) of Section 37 of the said Act, the Government hereby, sanctioned the said Modification proposals for the said in mentioned below schedule and for that purpose amends the said Development plan the following new entry shall be added after the last entry,

"In the below, schedule of modification appended to the Notification sanctioning the said Development plan, the following new entry shall be added after the last entry."

## ENTRY

## SCHEDULE

Name of Portion	From Chainage	To Chainage	Proposed Length	Existing Development Plan Road width	Modification sanctioned (Develop- ment Plan Road Width)
(1)	(2)	(3)	(4) (in Mtr.)	(5) (in Mtr.)	(6) (in Mtr.)
<b>Pardi Octroi Naka to Itwari National Highway-6</b>					
Pardi Octroi Naka from Itwari (MSEB 132 KVA Station) towards Nagpur upto Shri Bhagwati Road Line.	544.665	545.00	335.00	36.00	42.00
From Shreyas Orthopedic Multispecialist Hospital to Pruthivi Hardware upto Railway Crossing.	546.650	547.395	745.00	36.00	45.00
From Sanjay Enterprises (Railway Crossing upto Shwetamber Jain Temple.	547.395	548.065	670.00	30.00	42.00

SCHEDULE- Contd.

(1)	(2)	(3)	(4) (in Mtr.)	(5) (in Mtr.)	(6) (in Mtr.)
<b>Manewada to Kalmna near Gomti Hotel Square</b> (Section of Sh. No. 340)					
The open plot besides Hotel Gomti on the RHS part of office of Haldiram Food Products on LHS of Highway from Sant Tukaram Square towards Kalmna.	22.050	22.065	15.00	36.00	45.00
<b>Rani Prajapati Square to Vishnodevi Square</b>					
From M/s Gupta Traders, Deshpande lay-out to Smt. Krushnadevi Nandkishor Sarda, "Matruchaya" Plot No. 927, Deshpande lay-out.	0.220	0.596	376.00	30.00	36.00

A copy of the part plan of the aforesaid sanctioned modification shall be available for public inspection in the office of the Commissioner, Nagpur Municipal Corporation, Nagpur during office hours on all working days for period of one month.

This Notification shall also be available on the Government web site [www.maharashtra.gov.in](http://www.maharashtra.gov.in)

By Order and in the name of the Governor of Maharashtra,

R. S. CHOUHAN,  
Section Officer.

भाग १-अ (ना. वि. पु.), म. शा. रा., अ. क्र. २६१.

**मुख्याधिकारी, नगर पंचायत, यांजकडून**

नपका-बांध.वि-कली-का.आ. १५२५-२०१६.—

कारंजा शहरातील विकास योजना स्थानिक नियोजन प्राधिकरण म्हणजेच नगर पंचायत कारंजाला तयार करावयाची आहे. त्या अनुषंगाने दिनांक ४ फेब्रुवारी, २०१६ चे सर्वसाधारण सभेचे ठराव क्र. ८ नुसार महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ नुसार विकास योजना तयार करण्यासाठी ठराव सभेत संमत केलेला आहे. महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ च्या कलम २३ नुसार नगर पंचायत कारंजा क्षेत्राचा विद्यमान जमीन वापर नकाशा तयार करण्यापूर्वी विकास योजनेत समाविष्ट करण्याचे योजिलेल्या संपूर्ण क्षेत्राची सीमा दर्शविणा-या नकाशाची प्रत नगर पंचायत कार्यालयात नागरिकांच्या निरीक्षणासाठी उपलब्ध करून दिलेली आहे. तरी सदर नोटीस प्रसिध्द झाल्यापासून ६० दिवसाचे आत नागरिकांना सूचना किंवा आक्षेप सादर करावयाचे असल्यास नगर पंचायत कारंजा कार्यालयात बांधकाम विभागामध्ये कार्यालयीन वेळेत सादर करावेत. मुदतीनंतर प्राप्त झालेल्या आक्षेप किंवा सूचनांचा विचार केल्या जाणार नाही याची कृपया नोंद घ्यावी.

कारंजा (घा.),  
दिनांक ९ नोव्हेंबर, २०१६.

विजय देशमुख,  
मुख्याधिकारी, नगर पंचायत,  
कारंजा (घा.).

ना-एक-अ-५ (१५३६).